

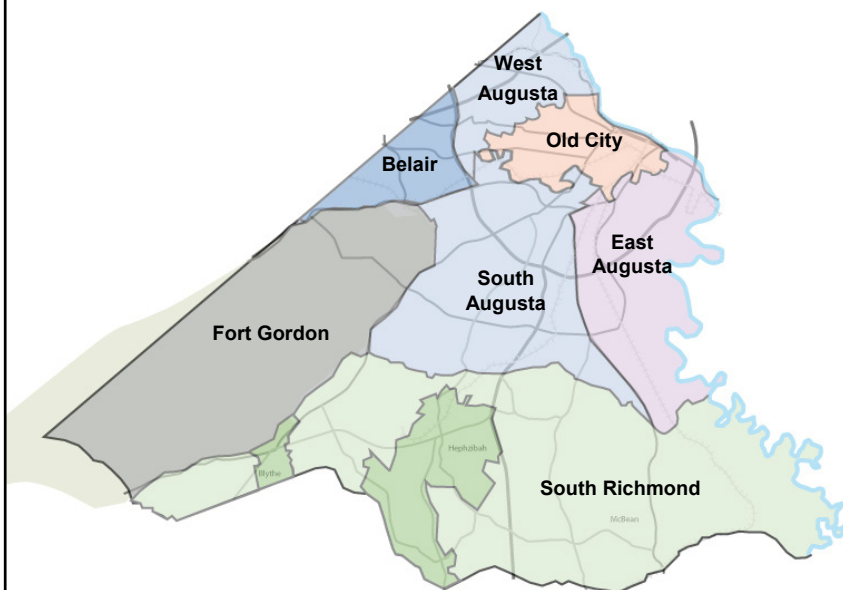
Realizing the Garden City

The Augusta Sustainable Development Agenda

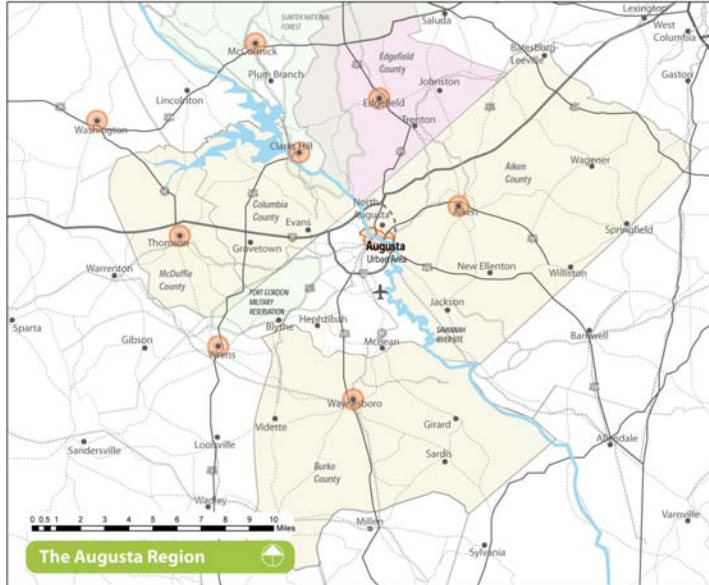


shieldsDESIGN Architecture
Planning Urban Design

Based off the City-Wide Comprehensive Plan Update of 2008



CSRA Regional Sustainability



Sustainability is a regional issue with **regional cooperation** necessary, and **local action** required.

Why a Sustainable Agenda?

Coordinate individual efforts for the greatest community benefit.

Protect our vital economic and natural resources.

Manage growth to maintain a high quality of life for generations.

Goals for Augusta

A place of education and innovation.

*A model of sustainable city building for
Georgia and the rest of the nation.*

A great place to live, work and play.

Realizing the Garden City

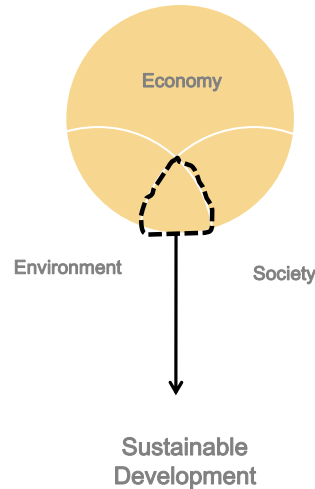
Augusta is
the Garden City



Realizing the Garden City

Because there's a *bigger picture* and a *bigger opportunity* here.

Because in this highly competitive, highly mobile modern world, the elements that make a community *healthy* also make it *wealthy*.



Realizing the Garden City

A Growth Management Framework for Augusta

The Problem

Current development practices have created a system that causes:

- Inefficient infrastructure utilization
- Loss of important natural resources
- Abandonment of commercial centers
- Increased costs for local government
- Sprawling population



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A Growth Management Framework for Augusta

The Objective

Create “Preferred Growth” areas to influence development patterns:

- Maintain rural character in the south
- Build better neighborhoods in the suburbs
- Promote concentrated development downtown



Realizing the Garden City

A Growth Management Framework for Augusta

Why Preferred Growth Areas?

- Permits conservation of land for farming and forestry



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A Growth Management Framework for Augusta

Why Preferred Growth Areas?

- Permits conservation of land for farming and forestry
- Second, it results in reduced infrastructure costs.

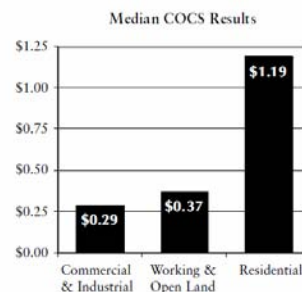
| | Public Investment in Streets, Utilities and Schools |
|-------------------|---|
| 3 units per acre | \$42,500 |
| 12 units per acre | \$27,500 |

Realizing the Garden City

A Growth Management Framework for Augusta

Why Preferred Growth Areas?

- Permits conservation of land for farming and forestry
- Second, it results in reduced infrastructure costs.
- Third, sprawl costs more for the city to extend public services to than land for farming or forestry purposes

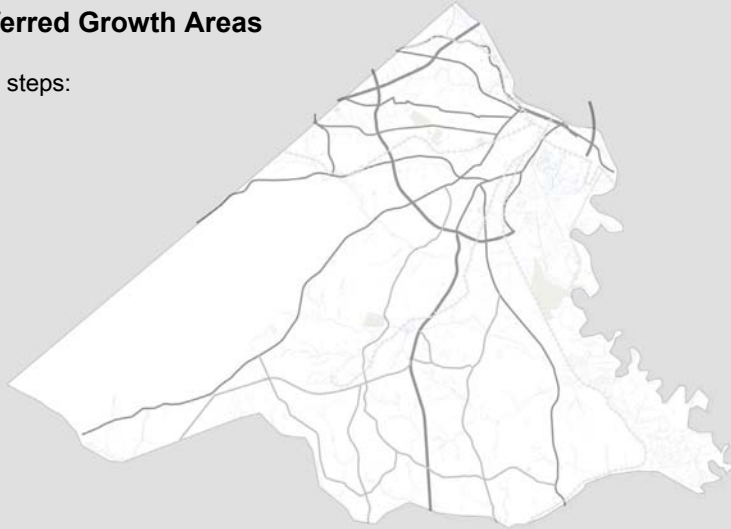


Median cost per dollar of revenue raised to provide public services to different land uses.

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Preferred Growth Areas

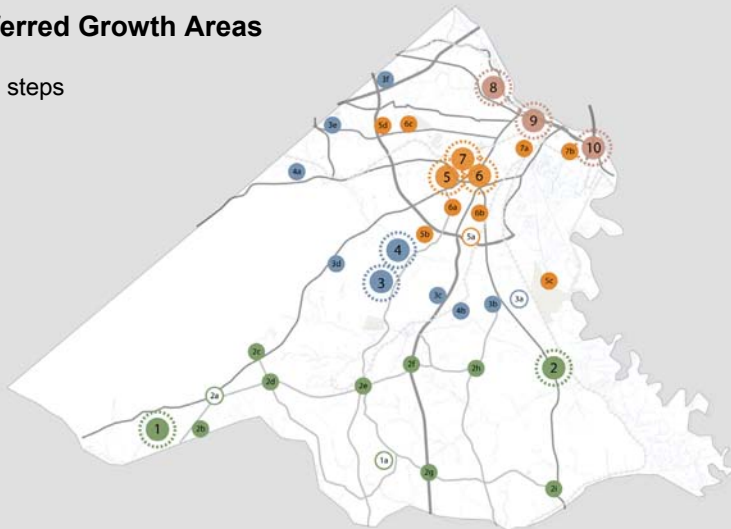
Three steps:



Realizing the Garden City

Preferred Growth Areas

Three steps



Historic Augusta
10. Identity Gateways
9. Westabou Vision Plan
8. Neighborhood Activity Nodes
7. Neighborhood Infill
7a. DeMottville / Loring Walker
7b. S. 10th / Loring Walker

Augusta Midlands
6. Community Activity Nodes
6a. Richmond Hill / Lumpkin
6b. Peach Orchard Plaza
6c. Wrightsville Road / Jackson Rd
5. Regional Activity Nodes
5a. Peach Orchard Parcel
5b. Richmond Hills Parcel
5c. Asper Industries Development
5d. Augusta Mall
4. Conservation Subdivisions
4a. Greenway Highway
4b. Greenwood
3. Village Centers
3a. Tobacco Road / Mike Redgett
3b. Tobacco Road / Old Waynesboro
3c. Tobacco Road / Peach Orchard
3d. Tobacco Road / Evans Bridge
3e. Jimmie Dyer / Waynesboro Rd
3f. Davis Rd / South House Rd

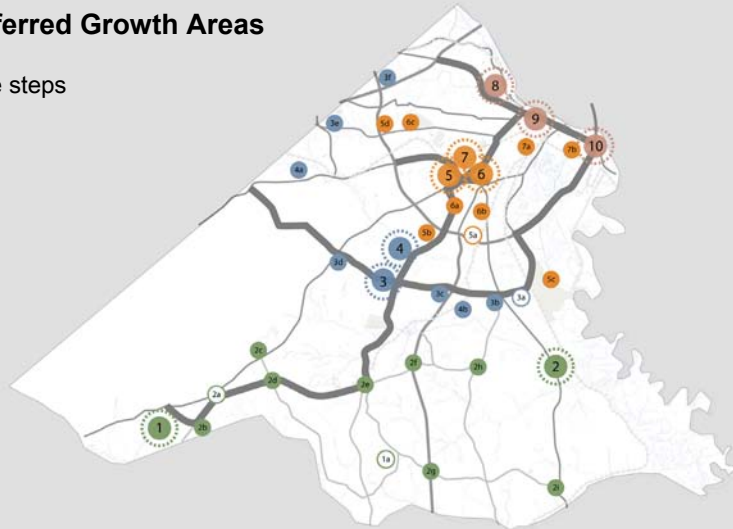
Augusta Farms
2. Hamlet Intersections
2a. Blythe Hamlet
2b. Blythe Road / Church St
2c. US 17 / South Elder Rd
2d. South Elder / Potomac Rd
2e. Hephthub Hamlet
2f. Peach Orchard / Hwy 80
2g. Peach Orchard / Hephthub
2h. Midway Rd
2i. Waynesboro Rd / Brown Rd
2j. Hwy 80 / Brown Rd
1. Historic Farms Preservation
1a. Henderson / Hephthub McBean

1. Allow higher density development at key intersections

Realizing the Garden City

Preferred Growth Areas

Three steps



Historic Augusta

- 10. Identity Gateways
- 9. Westabou Vision Plan
- 8. Neighborhood Activity Nodes
- 7. Neighborhood Infill
- 1a. Bernham / Lany Walker
- 7b. S. 10th / Lany Walker

Augusta Midlands

- 6. Community Activity Nodes
- 6a. Richmond Hill / Lumpkin
- 6b. Peach Orchard Plaza
- 6c. Wightman Road / Jackson Rd
- 5. Regional Activity Nodes
- 5a. Peach Orchard Parcel
- 5b. Richmond Mills Parcel
- 5c. Airport Industry Development
- 5d. Augusta Mall
- 4. Conservation Subdivisions
- 4a. Gordon Highway
- 4b. Greenwood
- 3. Village Centers
- 3a. Tobacco Road / Mike Padgett
- 3b. Tobacco Road / Old Waymores
- 3c. Tobacco Road / Peach Orchard
- 3d. Tobacco Road / Deans Bridge
- 3e. Jimmie Dyer / Wightman Rd
- 3f. Davis Rd / South House Rd

Augusta Farms

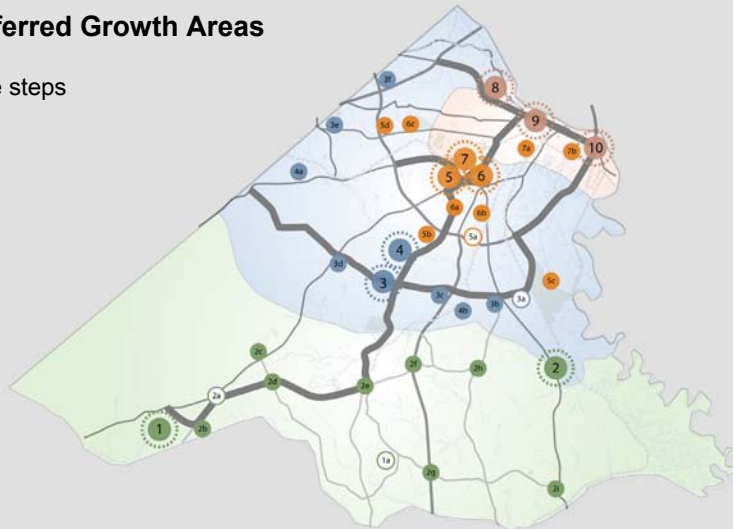
- 2. Hamlet Intersections
- 2a. Byrthe Hamlet
- 2b. Byrthe Road / Church St
- 2c. US 17 / Bath Estate Rd
- 2d. Bath Estate / Patterson Rd
- 2e. Hephthab Hamlet
- 2f. Peach Orchard / Hsa Rd
- 2g. Peach Orchard / Hephthab
- 2h. Midway Rd
- 2i. Waymores Rd / Brown Rd
- 2j. Hsa Rd / Brown Rd
- 1. Historic Farm Preservation
- 1a. Henderson / Hephthab Midway

2. Revamp corridors between these nodes

Realizing the Garden City

Preferred Growth Areas

Three steps



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3. Work with infilling existing neighborhoods

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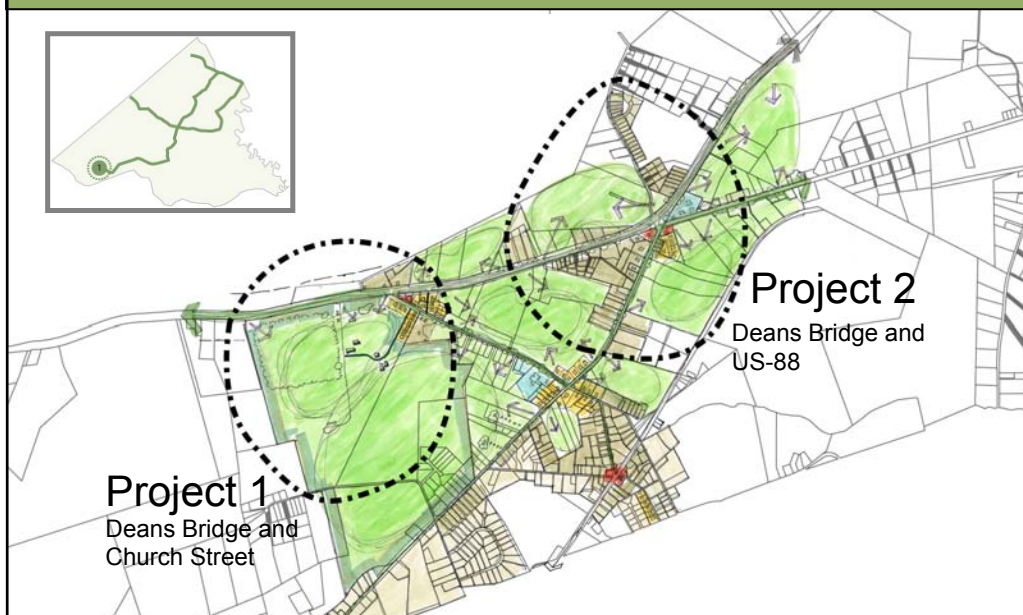
Rural Augusta

Maintain rural character in south Augusta

- Augusta has seen its rural areas encroached upon by scattered development.
- This interrupts the view from the road, harming an icon of Augusta heritage.
- It also interrupts the daily function of farming / forestry activities to make them less economically viable.



Prototype Projects



Prototype Projects



Project 1: Rural Landscape Protection

- Protect Agricultural Land
- Preserve our natural resources
- Promote scenic drives
- Increase minimum lot size to maintain the most amount of rural land possible

Deans Bridge

Church St

Blythe Rd

Prototype Projects



Project 2: Rural Intersection Development

- Maintain large, rural lot sizes
- Encourage growth in "preferred development areas"
- Enact quality and design standards to help form community identity
- Provide development options for rural landowners

Deans Bridge

US-88

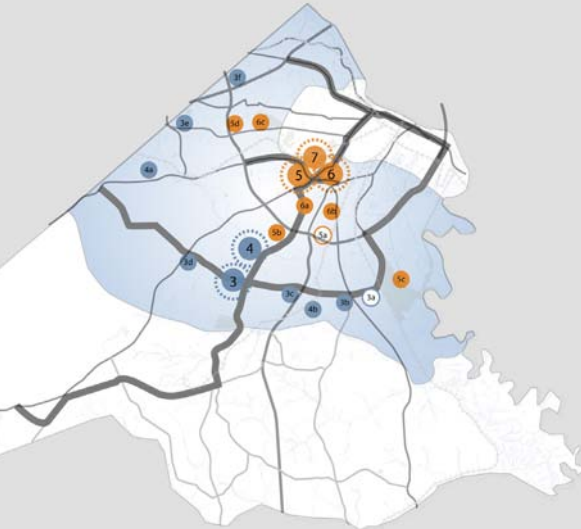
Blythe Rd

Realizing the Garden City

Suburban Augusta

Build better neighborhoods

- Spread out populations are costly to police and provide public services to.
- Growing in a compact manner is fiscally responsible.
- Scattered retail is dying retail. As stores spread out, customers must drive further to each location, and may not make the trip for far-away items. A compact commercial scene is better for business.



Prototype Projects



Projects 3 + 4

3. Village Centers
and
4. Conservation
Subdivisions linked to
creekways



Prototype Projects

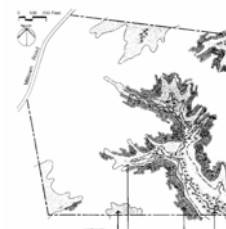
What is a conservation subdivision?



**Conventional
subdivision**



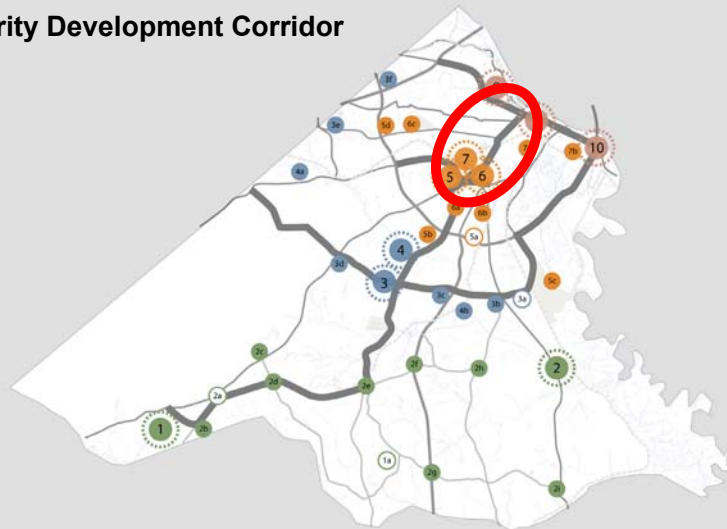
**Same number of
units**



**Protects natural
resources**

Realizing the Garden City

Priority Development Corridor



Historic Augusta

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Augusta Farms

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- 2c. US 17 / Bath Edin Rd
- 2d. Bath Edin / Patterson Rd
- 2e. Hephzibah Hamlet
- 2f. Peach Orchard / Hwy 80
- 2g. Peach Orchard / Hephzibah
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1. Historic Farm Preservation

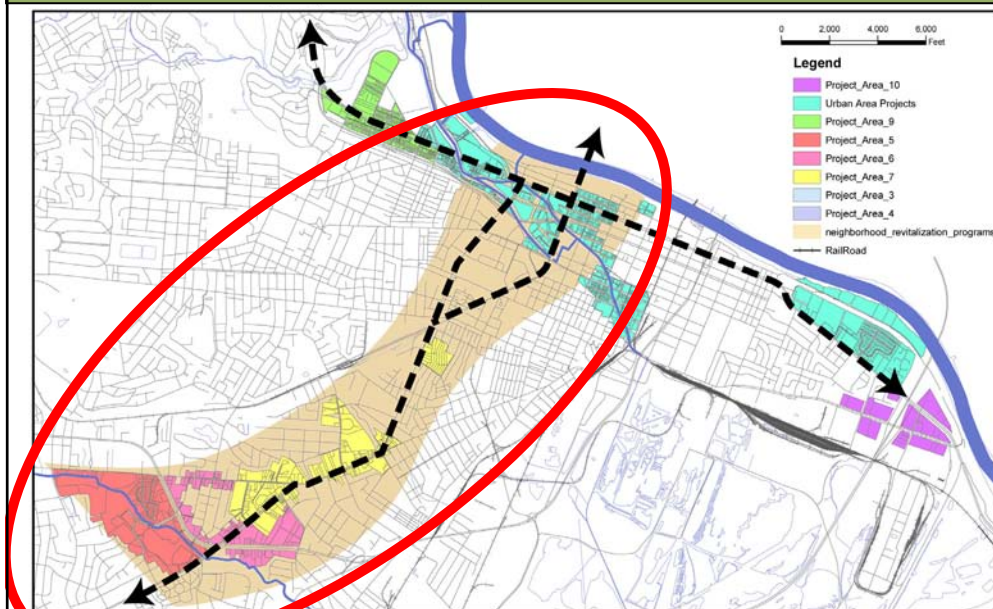
- 1a. Henderson / Hephzibah McBean

Priority Development Corridor

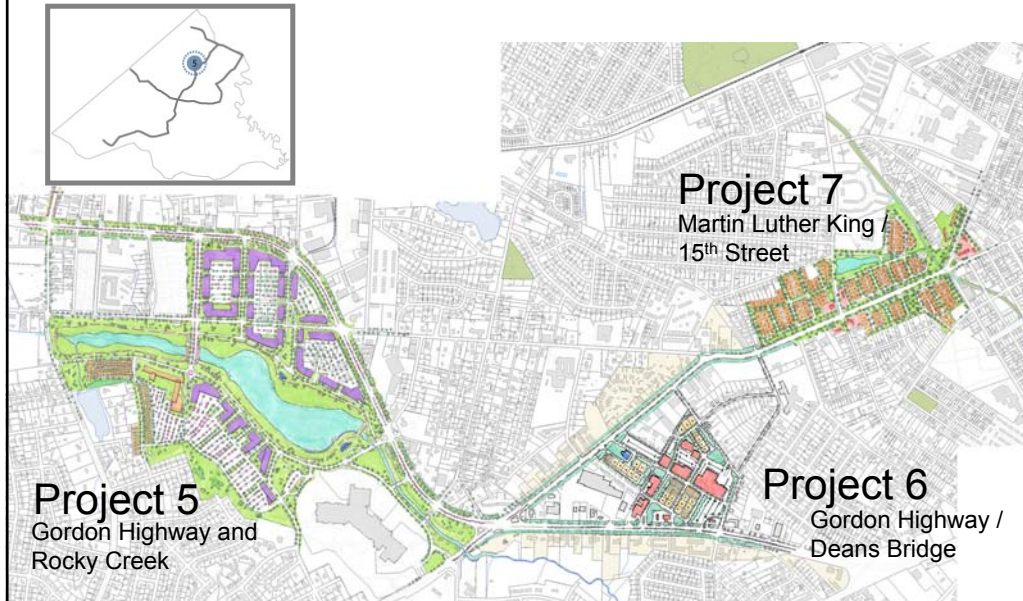
... Creates a jobs destination



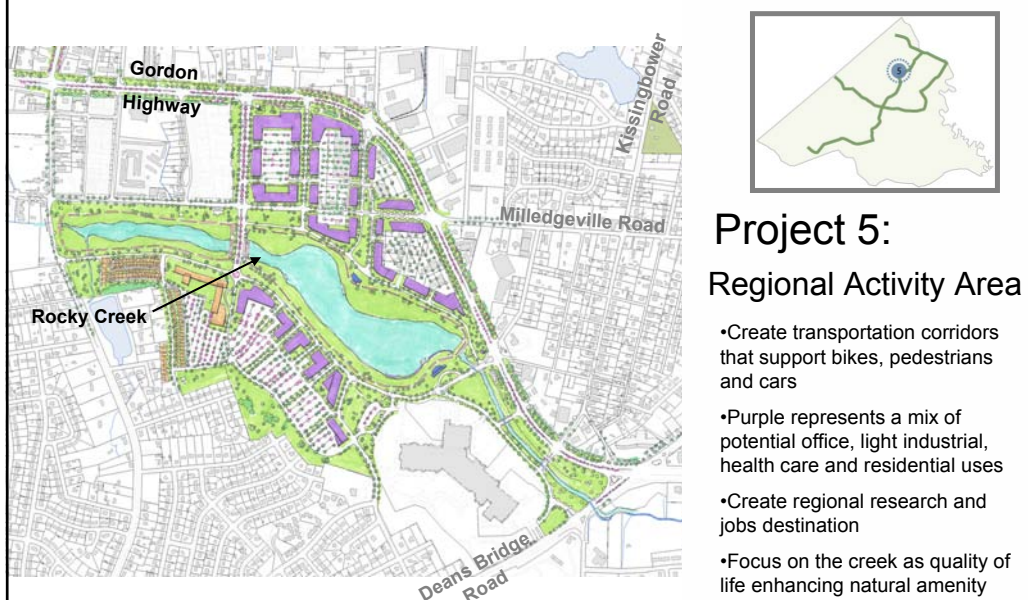
Priority Development Corridor



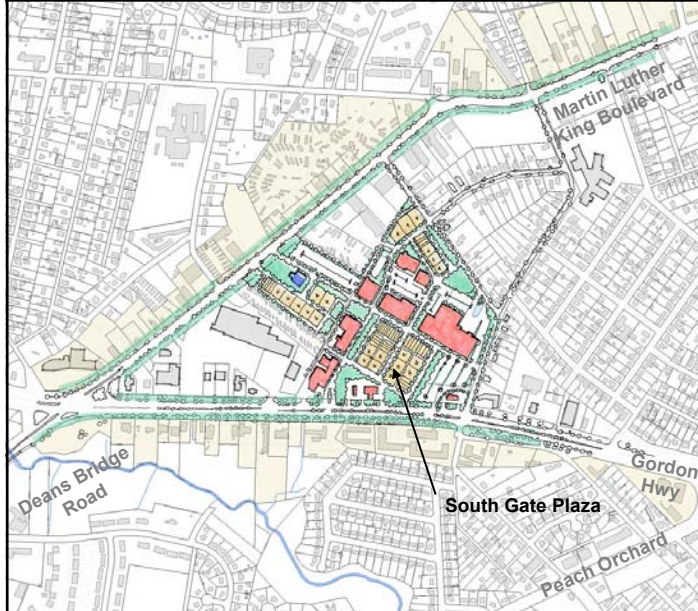
Prototype Projects



Prototype Projects



Prototype Projects



Project 6: Community Activities

- Red represents a mix of medium scale housing, public services, institutions, and retail
- Create multi-modal transportation corridors
- Reorient struggling commercial areas to meet the needs of surrounding neighborhoods
- Enhance the public realm with lively public spaces and walkable blocks

Prototype Projects



Project 7: Neighborhood Revitalization

- Use green infrastructure techniques to create neighborhood parks, green streets, and community gardens
- Leverage public investment in terms of transit, social programs, and development incentives
- Increase land banking to guide derelict properties to a better future
- Focus on linking neighborhoods to schools, churches, and other community resources

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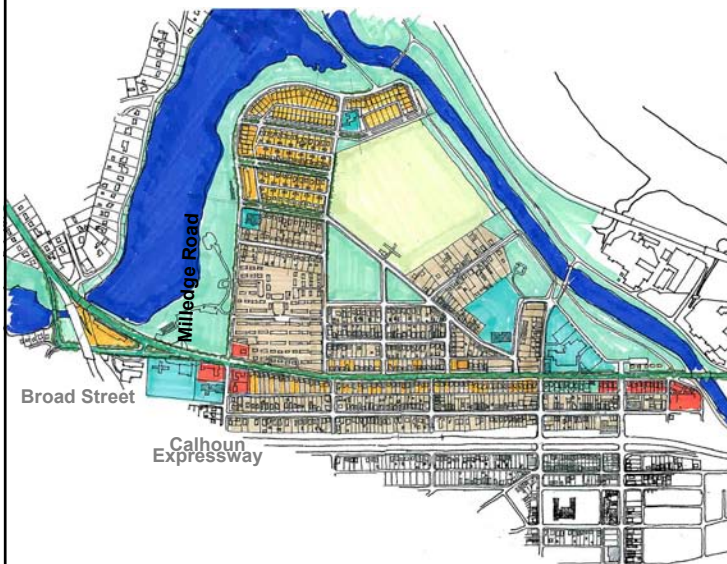
Historic Augusta

Promote higher intensity development

- Public transportation lacks support, it needs a higher density population to thrive.
- Downtowns need residential infill development.
- A concentration of arts, education, entertainment, and hotels here will benefit the rest of Augusta by creating a regional identity.



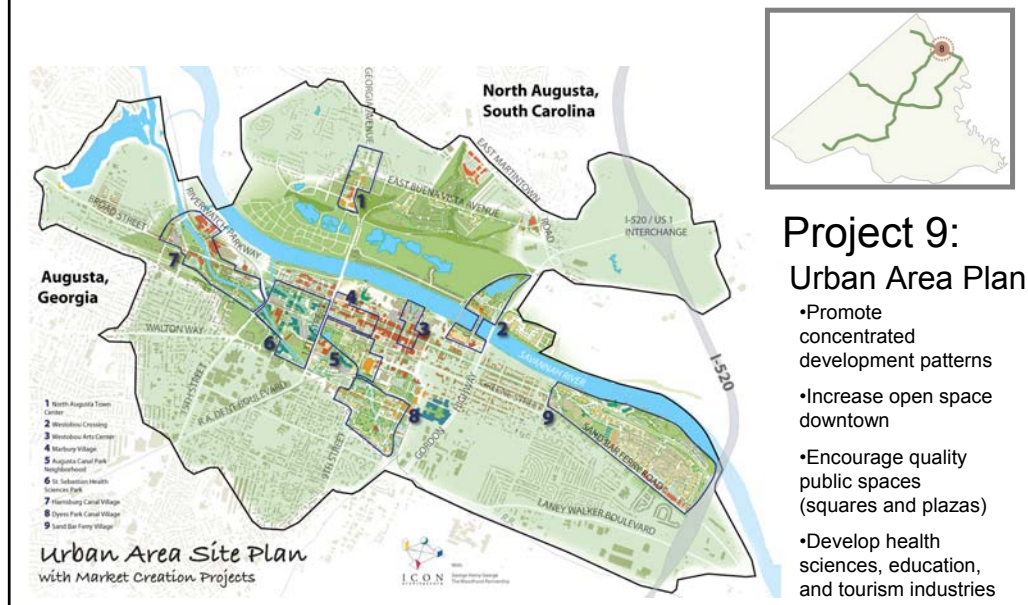
Prototype Projects



Project 8: Neighborhood Activity Area

- Red represents small scale retail that meets the day-to-day needs of the surrounding neighborhood
- Increase housing choice through an offering of single family, duplexes, garden apartments and townhomes

Prototype Projects



Prototype Projects



Project 10: Identity Gateways

- Create memorable gateways in Augusta with landscaping and signage standards
- On the public side, heavily landscape the onramp edges and create directional signage for cultural / tourism destinations.
- On the private side, create quality design standards.



Reframing Challenge into Opportunity

What are the Growth Management goals?

- Puts the focus on **connectivity** (transportation networks and natural resource networks) in Augusta
- Preserves the rural landscapes by concentrating development into **Preferred Growth Areas**
- **Develops strategic allies** with regional smart growth organizations.

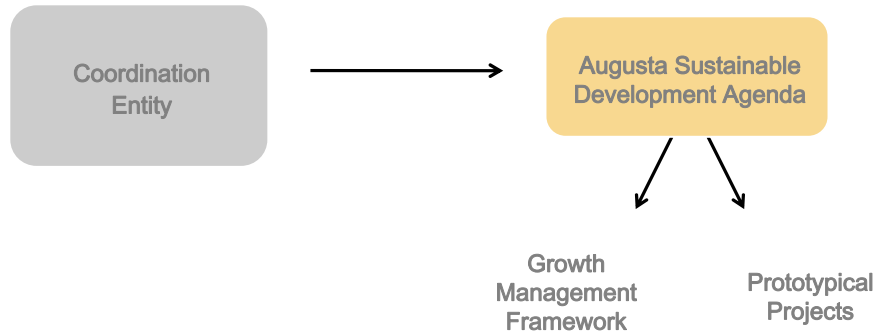
Reframing Challenge into Opportunity

What does this plan do?

- Puts **sustainability** at the heart of the City's agenda
- Enhances and preserves the **three parts of Augusta**
- **Realizes the Garden City**

Reframing Challenge into Opportunity

How can we do it?



Reframing Challenge into Opportunity

What would this entity do?

- Identifies and implements **opportunities** in Augusta.
- Adds **refinement** to the Augusta Green Agenda as the process moves forward.
- Thinks about **resource management** – how to improve quality of life in Augusta with limited resources.

We can make
Augusta Green,
but we have to
Find the Champions!